

**City of Tucson
Real Estate Division
&
Tierra Realty & Development
1575 E. River Rd., Ste 201
Tucson, AZ 85718
(520) 319-8084**

RESIDENTIAL PROPERTY BID PACKAGE

A VACANT PARCEL OF LAND

LOCATED ON

**THE EAST SIDE OF MAIN AVENUE, SOUTH OF 6th
STREET aka: 375 N. MAIN AVENUE IN HISTORIC
BARRIO EL PRESIDIO
TUCSON, PIMA COUNTY, ARIZONA**





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Real Estate Division

NOTICE OF CALL FOR BIDS

The City of Tucson offers at public sale the real property located at 375 North Main Avenue, Tucson, AZ, 85701 described below. Written sealed bids will be accepted at the offices of Tierra Realty & Development, 1575 E. River Road, Tucson, Arizona, 85718. Please contact Alex Majalca, Asset Manager, at (520) 319-8084 for further information. All written sealed bids must be provided by no later than June 2, 2005 at 2:00 P.M. local time. Bids received after that date and time shall be rejected and not considered by the City of Tucson. Sale is subject to approval of the Mayor and Council, and the City reserves the right to reject any and all offers.

General Information

A vacant residential parcel of land on the east side of Main Avenue between Franklin and 6th Street in historic Barrio El Presidio. The subject property was acquired by the Arizona Department of Transportation (ADOT) for the State Route (SR) 210 Project in the late 1980's. It was to be used as the new site to relocate the Flores house located at 433 N. Main. Since SR 210 was redesigned to become the Barraza-Aviation Parkway, this property is no longer affected by the roadway project, and is a surplus asset of ADOT. ADOT has entered into an agreement with the City of Tucson for the sale of the property to the City. The City intends to sell this property to the private sector at large, with conditions consistent with El Presidio Neighborhood Association (EPNA) recommendations.

Description

The land component of the property consists of a residential lot size of approximately 7,042 square feet. The subject property is zoned HR-2 (high density residential, historical) with an 8' easement along the southern boundary for ingress-egress and utilities. According to the FIRM Flood Hazard Map, revised February 8, 1999, the site is located in 100 year flood zone AE(base flood elevations determined). The tax code for this property is 117-10-1500.

Improvements Description

The property is unimproved. Please refer to the "Appraisal Summary" section for guidance on improvements consistent with neighborhood preservation efforts.

Minimum Bid Price

The property has been appraised at \$95,000.00. The City of Tucson will not consider any bid less than \$95,000.00. Terms are not available. Bids must be for a fixed amount.

Rating Criteria for Selection of Buyer by City of Tucson (weighting of each criteria shown)

1. Type of dwelling proposed for the property. (40%)

The improvements proposed by Buyer shall be clearly stated in the Offer to Purchase. Improvements must be in conformance with existing zoning and be consistent with the intent of the Rio Nuevo and Downtown section of the Land Use Code. Issuance of permits for improvements shall be subject to review and positive recommendation of site's development from the Design Review Board (DRB). Placement of improvements shall respect and consider existing views from, and shading of, existing adjacent residential units. Placement of improvements shall not be in conflict with existing ingress-egress easement rights.

2. Dates of completion of improvements. (35%)

The improvements proposed by Buyer shall have estimated dates for start of construction and completion of construction clearly stated in the Offer to Purchase. Soonest construction timeframes will receive more favorable consideration.

3. Price paid for property. (25%)

No bid for less than the minimum bid price will be considered by the City of Tucson.

Bid Documentation & Submission

Submit the completed bid documentation in the attached envelope. This envelope has been provided for your convenience for easier identification to prevent accidental opening prior to the specified time of bid opening. **The bidder's name, address and property you are bidding on must be clearly shown in the upper left-hand corner of the bid envelope. Envelopes not properly marked which are inadvertently opened prior to bid opening date may be disqualified.**

All bid packages shall be submitted to the offices of Tierra Realty & Development, C/O Alex Majalca, Asset Manager, 1575 E. River Road, Suite 201, Tucson, Arizona 85718. All Bid packages will be publicly opened and read aloud on **Thursday, June 2, 2005 at 2:00 P.M. Mountain Standard Time** in the conference room at the offices of Tierra Realty & Development.

Lease Status

There are no leases on the property.

Bid Security

Offer to Purchase form must be accompanied by bid security in the amount of 1% of the bid amount. Cashier's check or money order only. No personal checks or wire transfers allowed. **The bid amount must be a fixed amount.**


Special Conditions

The property shall be deed restricted, through the sale from the City of Tucson, for residential use only, in perpetuity. All offers must be submitted on the City's Offer to Purchase form. Broker Participation is welcomed. A commission of 3% (three percent) is offered to qualified brokers representing a successful buyer, completing all required portions of the Offer to Purchase form.



Main Avenue Lot 1
117-10-1500
Section 12 Township 14S Range 13E

KEY

 Parcel Location

0 100 200 300 Feet

